

P39. ERECTION OF DWELLINGHOUSE ON LAND TO THE SOUTH WEST OF CANDIEHEAD HOUSE, FALKIRK FOR MR GORDON FERRIER – P/14/0277/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of one dwellinghouse, on the site of a former mining cottage, with associated outbuilding, boundary enclosures and vehicular access on a site extending to 0.14 hectares to the southwest of Candiehead House, Falkirk.

Decision

The Committee agreed to grant planning permission subject to the following conditions:-

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**
- (2) (i) No development shall commence on site until a contaminated land assessment has been submitted to and approved in writing by the Planning Authority. The assessment must determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. Any potential risks to human health, property, the water environment and designated ecological sites should be determined.**
(ii) Where contamination (as defined by Part (ii)A of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy demonstrating that the site will be made suitable for its intended use by removing any unacceptable risks, caused by the contamination should be submitted to and approved in writing by the Planning Authority.

- (iii) Prior to the commencement of development on site, the remediation works must be carried out in accordance with the strategy approved at (ii) above. No part of the development shall be occupied until a remediation completion report/validation certificate endorsed by the relevant parties have been submitted to and approved in writing by the Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.
- (3) No development shall commence on site until a full specification for all exterior materials and finishes, including details of the proposed rooflights, exterior windows and doors shall be submitted to and approved in writing by the Planning Authority. Thereafter development shall proceed in accordance with the approved details.
- (4) No development shall commence on site until a specification for the re-use of all retained natural stone in the approved development is submitted to and approved in writing by the Local Authority. Thereafter development shall proceed in accordance with the approved details.
- (5) No development shall commence on site until the developer has submitted the results of a Bat Survey are submitted to and approved in writing by the Local Authority, unless otherwise agreed in writing. Thereafter development shall proceed in accordance with any recommendations contained in the survey.
- (6) No development shall commence on site until details of the scheme of hard and soft landscaping works have been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include a detailed survey of all trees and hedgerows on site and details of screen planting on the western and southern boundaries. Thereafter development shall proceed in accordance with the approved landscaping scheme.
- (7) No development shall commence on site until full details of the proposed air source heat pump, solar thermal panels and photovoltaic panels are submitted to and approved in writing by the Local Authority, unless otherwise agreed in writing. Thereafter development shall proceed in accordance with the approved details.

Reason(s):-

- (1) As these drawings and details constitute the approved development.
- (2) To ensure the ground is suitable for the proposed development.
- (3) To safeguard the visual amenity of the countryside.
- (4) To ensure that stone from the former cottage is retained and used in the development.
- (5) To ensure there are no bats roosting within trees on site.

- (6) To protect the character of the countryside and Area of Great Landscape Value.
- (7) To allow the Planning Authority to consider these details.

Informative(s):-

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the permission lapses on the expiration of a period of 3 years beginning with the date on which the permission is granted unless the development to which this permission relates is begun before that expiration.
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02, 03A, 04, 05A, 06 – 09 and Supporting Documents.
- (3) The application site is in the vicinity of a High Pressure Gas Transition Pipeline. The Scotland Gas Network Code of Practice document SSW22 must be circulated and signed a minimum of seven days prior to the commencement of any works. You are advised to contact Angus Robertson, Scotland Gas Networks on telephone number: 0141 418 4158 for advice.